

Ravalli County Planning Board
Meeting Minutes for February 6, 2008
3:00 p.m.
Commissioners Meeting Room, 215 S. 4th Street, Hamilton, Montana

Public Meeting

Remington Ridge (Butler View, LLC) Major Subdivision and One Variance Request
Discussion and Decision on Draft Planning Board Bylaws
Appointment of Planning Board Member to the Open Lands Board
Appointment of Planning Board Member to the Streamside Setback Committee
Appointment of Planning Board President and Vice President

*This is a summary of the meeting, not a verbatim transcript. A CD of the meeting
may be purchased from the Planning Department for \$5.00.*

1. Call to order

Chip called the meeting to order at 3:10 p.m.

2. Roll Call (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (excused)
Dale Brown (excused)
John Carbin (present)
Jim Dawson (present)
Ben Hillicoss (present)
Dan Huls (excused)
JR Iman (present)
Lee Kierig (present)
Chip Pigman (present)
Les Rutledge (present)
Jan Wisniewski (present)

Park Board Representative: Bob Cron (present)

(B) Staff

Kimberli Conder
Karen Hughes
John Lavey
Renee Lemon
Shaun Morrell
Tristan Riddell

3. **Approval of Minutes**

Chip asked if there were any corrections or additions to the minutes from October 17, 2007. The Board had to re-approve them as there was a quorum. There were none. He then asked if there were any corrections or additions to the minutes from January 2, 2008. There were none. Both sets of minutes were approved and entered to the record.

4. **Amendments to the Agenda**

There were none.

5. **Correspondence**

There was none.

6. **Disclosure of Possible/Perceived Conflicts**

There were none.

7. **Public Meeting**

(A) Remington Ridge (Butler View LLC) Major Subdivision and One Variance Request

(i) Staff Report on the Subdivision Proposal: Tristan Riddell

Tristan stated that the staff approved the variance request (easement width) based on the findings of fact and conclusions of law in the staff report. The Planning Staff also approved the subdivision based on the findings of fact and conclusions of law in the staff report subject to the 13 conditions in the staff report. (See Attachment B, Staff Report for Remington Ridge-Major Subdivision).

Bob asked if Sandhill Ridge was the subdivision directly to the East.

Tristan answered yes.

(ii) Presentation by Subdivider's Representative

Gordon Sorenson, of Gordon Sorenson Engineering, gave the report for the applicant. He noted the site for a future Florence Fire Department satellite site. He continued that this subdivision benefits the whole community by providing a connection from the 8 mile to the Hidden Valley areas. Paradise Acres Homeowners Association and this subdivision will share road maintenance on Hidden Valley Ranch North. Gordon stated that the common amount has been \$500 per lot for fire, but he is hoping it will be less since the road connecting will benefit the fire department. Item #7 – the developer wants to see *or submit an improvement guarantee* at the end. Item #8 – Keith offering a contribution of \$250 per lot to the Florence-Carlton School District. Item #9 - Again, with this subdivision tying these two communities together we are hoping that the Public Safety Services would be mitigated without a fee. Finally Item #11 – he wants the wording to state about the improvements guarantee also.

(iii) Public Comment on the Subdivision Proposal and one variance request. Acceptance of written public comments to transmit to the Ravalli County Commissioners, and a brief explanation of effective ways for the public to comment on subdivision proposals

There was none.

(iv) Planning Board deliberation and recommendations on the variance request and subdivision proposal

Les said that in talking about tying these communities together why is there no mention of sidewalks, walking trails, or bike paths.

Gordon answered that is because it is not practical out in a rural area.

Les asked where the bus stop was located.

Gordon answered that Bob built one at Hidden Valley North and Heaven's Way.

Les said that the covenants are so restrictive of the roofing, perhaps there should be an allowance for solar panels.

Kirby said the builder agreed that it would be added into the covenants.

Ben stated that there has been some talk of having a trail out 8 Mile. He thinks that a trail system of some sort should be implemented so that it is safe for children and walkers to get from one subdivision to the next. Another thing to think about is that this is a long walk for kids to get to the bus stop if there is not a trail either.

Gordon said that there are no trails or plans of one.

John Lavey stated that in regards to Gunshy Ridge 3, the subdivision to the North, there are trail easements on the internal roads.

Gordon said that his client would go ahead and do that, they have no problem with that.

Bob said that Paul Wilson agreed to put a park in the northeast corner of his subdivision. He thinks there should be a trail leading to it.

Ben said that he would settle for an easement but would prefer a trail.

Gordon stated that an easement can be done.

Ben asked if the applicant knew anything of the plans of the Florence Fire Department site.

Gordon said that he just knew the plan was to get it done in two years, but he does not know where things stand as of now.

Ben asked how much water did they expect to use out of wells.

Gordon answered 14 gallons.

Jim asked if that is the 680 foot well.

Gordon answered yes.

Chip said that everyone in the valley seems to be working on impact fees and wanted to know that if the people in this subdivision are going to have to pay double or both of these fees.

Renee responded that, to her understanding, impact fees and subdivision contributions would be assessed separately.

Jim said that after looking at the soil information he wondered if percolation tests had been done.

Gordon stated that no percs had been done, just soil tests.

Jim asked then where did the percentages in the report come from.

Gordon answered his experience and time that he has been doing this.

Jim then asked about the drain field designs. He understands that the majority of the lots fall within the standards. He asked if the applicant was worried about soil seepage at all.

Gordon stated that there are no soils out there where that would occur.

Jim stated that the hydrology report stated that the shallow aquifers have been avoided. He wanted to know the applicant's opinion as to whether people would try and dig 600 foot wells.

Gordon answered that yes the shallow aquifers had been avoided and that people are not going to be able to dig shallow wells because they won't be able to get water until at least 680 feet.

Kirby answered that he has to disclose that to buyers; not disclosing that information is not an option.

JR asked that if we ask the Commissioners to approve this, would that be along with the road easement.

Gordon said that would be his suggestion.

Chip asked if there is an agreement with everyone that there should be an easement on the south side of the road.

John Carbin asked what the advantage of the Park Board getting cash-in-lieu is and does that mean that there is no park within the subdivision.

Bob said that the cash in lieu money will be used to make improvements to a park adjacent to the subdivision.

Ben stated that if you approve of the solar panels then there should be language to support the energy windmills as well.

Les said that he disagrees with a phrase. The phrase is that there is no significant and important impact on health and human services. There are no deputies in that area, so there IS significant and important impact on health and human services.

Lee asked that since there is a question about who owns the road, who is going to keep up the maintenance on this road.

Tristan said that the lot owners would become a party to an existing RMA with the Paradise Acres phase IV final plat.

JR made the motion based on the Planning Department's recommendation and the findings of facts to approve the variance.

Lee seconded the motion.

The vote was called, the board decided unanimously (8-0) to approve the variance.

Ben made the motion that Remington Ridge Subdivision be approved based on the staff report and also with the condition of a 10 foot easement sufficient to allow for walking/biking trail on the South side of Heaven's Way.

Les seconded the motion.

The vote was called, the Board decided unanimously (8-0) to approve the Remington Ridge subdivision with the condition of sufficient easements on the south side of Heaven's Way.

8. Communications from Staff

There was none.

9. Communications from Public

There was none.

10. Communications from The Board

There was none.

11. New Business

(A) Discussion and Decision on Draft Planning Board Bylaws

Chip stated that 5(a) 7 should say "this report is completed by the Planning Department." Also 6(a) – the Parks Board ex-officio member needs to be put as a member and that he is a non-voter and there is no term limit. And last 6(f) 3 – seems kind of broad to him, he feels like there should be more direction to it. (See Attachment C, Planning Board Procedures & Administration)

Lee asked if the board made their own budget.

John Lavey said that the Planning Department just puts it in their budget.

Les made a motion to keep the bylaws with the additions and corrections that were made.

Lee seconded the motion.

The vote was called, the Board voted unanimously (8-0), to accept the bylaws with the corrections and additions that were made.

(B) Appointment of Planning Board Member to the Open Lands Board

Lee volunteered to be on the Open Lands Board.

Chip motioned to have Lee be the representative of Planning Board to Open Lands Board.

The vote was called; the Board voted unanimously (8-0) to appoint Lee as the representative to the Open Lands Board.

(C) Appointment of Planning Board Member to the Streamside Setback Committee

Ben stated that he would still like to be a part of the SSC as they are in the heart of the matter now.

Chip motioned to appoint Ben as the SSC representative.

The vote was called; the Board voted unanimously (8-0) to appoint Ben as the SSC representative.

(D) Appointment of Planning Board President and Vice President

The vote was called; the Board decided unanimously (8-0) that Lee Kierig would be the President for 2008 while Les Rutledge would be Vice President.

(E) Discussion about Planning Board review and evaluation of draft zoning regulations and Clarion's Diagnosis – Decide on review process

Karen explained that Clarion wants the Board's feedback also.

Les asked if it was in the same time frame.

Karen answered yes, February 29th.

Chip stated that a lot of the Planning Board members are active in their respective CPC's and he thinks that they are all being heard already and that this may not be the best use of the Board's time.

JR stated that since there are so many involved the Planning Board should meet after the first draft.

Bob said that he thought the Board would be involved in all drafts.

Karen said that it was just an option as Clarion just wanted to extend the invitation personally.

Chip said it sounds like the Board will become more active when they receive a draft.

(F) **Les's** comments regarding Chris Duerksen's article about sustainability.

Les got the article from Chris Duerksen and wanted to know if as a board anyone wanted to do something to promote sustainability. (See Attachment D, **Les's** Comments)

Lee stated that perhaps the zoning regulations should/could have something about sustainability in them.

Ben said that he would put together a few people (subcommittee) together to do that and keep the rest of the board informed.

It was decided that Bob, Les, Lee, and Jim would handle this project.

12. **Old Business**

There was none.

13. **Next Regularly Scheduled Meeting: February 20, 2008 at 3:00 p.m.**

14. **Adjournment**

Chip adjourned the meeting at 5:05 p.m.